

FINAL PLAT REQUIREMENTS

Title: _____

File #: _____

Surveyor Name: _____

Zoning District: _____

Property Description: _____

Watershed: _____

Num. of Lots: _____ **Acreage:** _____

SURVEYS AS ATTACHMENTS (must check for clarification)

____ Original signature and seal on survey

REQUIRED MATTERS FOR MAPS AND PLATS (must check for certification)

____ Map or plat acceptable as to size (Circle One: 18"x24"; 21"x30"; 24" x36")

____ Adequate margins (1 1/2" on left; 1/2" on all others)

____ Map or plat in reproducible form

____ Title block

____ Property designation/title description

____ Name of owner

____ Location (township, county, state)

____ Date

____ Scale or ratio (graphic & written)

____ Name or address of surveyor

____ Origin of information (deed and plat reference) (*Supposed to be in surveyors certificate*)

____ Existence of control corners (see G.S. 39-32.3)

____ Subdivision certificate (needed and present)

____ Surveyor's certificate

____ Under whose supervision the plat was made

____ Ratio of precision

____ Statutory classification of plat (G.S. 47-30(f)(11))

____ G.S.47-30(f)(11)(a) subdivision in county w/ordinance

____ G.S.47-30(f)(11)(c)(1) existing parcel, no new street

____ G.S.47-30(f)(11)(c)(2)existing building, natural features

____ G.S.47-30(f)(11)(c)(3) control survey

____ G.S.47-30(f)(11)(d) exception

____ All pages signed and sealed

____ Vicinity map

____ North arrow location and reference (true, magnetic, deed, NC grid)

____ Course and distance notations of every property line and presence of curve data where applicable

____ Names and/or references of adjacent owners/properties

____ Certificate of approval from NC Div. of Highways for public roads (see G.S. 136-102.6(d) if necessary)

____ Rights of way, watercourses, utilities, driveway easements, roadways (public& private), marked/noted

____ Driveway easement certificate signed by surveyor (if necessary)

____ Note conveying maintenance responsibility of proposed easement(s) (if necessary)

____ Note allowing clear access for emergency vehicles within proposed easement(s) (if necessary)

APPROVED

REVIEW OFFICER

DATE

FINAL PLAT REQUIREMENTS
(in addition to all Plat Requirements)

GENERAL INFORMATION

- _____ Number of roads _____
- _____ Number of lots _____
- _____ Lot size, exclusive of right-of-way
- _____ Accurate locations and descriptions of all monument markers and control points
- _____ Blocks numbered consecutively through the entire subdivision
- _____ Lots numbered consecutively throughout each block
- _____ Parcels proposed for general or limited public use (i.e. parks, playgrounds and building sites) with a statement of the purpose of each (if applicable)
- _____ Building setback lines annotated (graphic & written)
- _____ Stream setback lines annotated (graphic & written)
- _____ Roads
 - _____ Names
 - _____ Right-of-way lines
 - _____ Type (public/private)
- _____ Location and dimension of all rights-of-way, easements, riding trails, natural buffers, pedestrian/bicycle paths, cemeteries, and areas to be dedicated to public use with the purpose of each stated (if applicable)
- _____ Sufficient engineering data to determine readily and reproduce on the ground every straight or curved boundary/street/lot/right-of-way/easement line including dimensions, bearing/deflection angles, radii, central angles, and tangent curved property lines that are not the boundary of curved streets
- _____ Farmland Preservation District note (if applicable see §170-55)
- _____ Zoning District (noted)
- _____ Percent of property with a slope of 60% or greater (if necessary)
- _____ Shown Location(s) of 60% or greater slopes (if necessary)

REQUIRED CERTIFICATES (must check for certification)

- _____ Subdivision Administrator Certificate
- _____ Plat Review Officer Certificate
- _____ Certificate of compliance to construction standards of public roads by NCDOT Engineer (if applicable)
- _____ Certificate from officials of other jurisdictions (if applicable as the subdivision includes property that falls in multiple jurisdictions).

Special Subdivision Certificate of Understanding (must be turned in with plat, if necessary):

I (we) hereby certify that I am (we are) the owner(s) of the property located within the subdivision-regulation jurisdiction of Henderson County as shown and described hereon, and that I (we) hereby adopt this plan of subdivision. I (we) understand that expansion of this subdivision may result in the upgrading of road infrastructure, utilities and additional right-of-way dedication and other applicable requirements as required by the Subdivision Regulations (Article III) of the Land Development Code (Chapter 42 of the Henderson County Code). All proposed roads in this subdivision will meet the minimum requirements outlined in §42-79 (Special Subdivisions) A(3) for private roads and §42-81 (Major Subdivisions) C(1) for public roads.

_____ Date

_____ Owner(s)